



26 CHURCH STREET, KIDDERMINSTER, DY10 2AR

TO LET REFURBISHED OFFICE SUITES

SIZE

2nd Floor: 529 - 2,985 SQ FT

3rd Floor: 460 SQ FT

LEASE TERMS

Available by way of a new Internal Repairing and Insuring lease for a term of years and rent review pattern to be agreed.

Comprehensively refurbished to include LED lighting, central heating / air conditioning & GMS audio entrance system

Car parking available by separate negotiation

High levels of natural light & superb views

Contemporary reception & communal areas

Location

Church Street is a well-established location for professional occupiers within Kidderminster Town Centre. Nearby occupiers include HSBC bank, a number of solicitors, financial advisors, design and IT companies.

The property is in a Conservation Area and a few minutes' walk from both:

- Weavers Wharf (the main retail park within Kidderminster Town Centre).
- Crossley Retail Park, which plays home to occupiers including Sainsbury's, Curry's & PC World and the Gym.

Description

The property comprises a 4-storey office building with a private car park to the rear. The comprehensively refurbished suites are situated on the 2nd & 3rd floors which boast superb views and benefits from the following specification:

- New LED lighting
- GMS audio entrance system
- CCTV
- Central Heating / Air conditioning

The suites benefit from access to a shared reception area and kitchen which have both been refurbished to a high standard. The floor has access to a lift and communal W/C's.

The car park is at the rear of the building and accessed off Orchard Street.

Accommodation (NIA)

Second Floor	529 – 2,985 sq ft
Third Floor	460 sq ft

V.A.T.

The property is V.A.T. elected.

Rent

Suites available from £600 P.C.M. ecxl.

Legal Costs

Tenant to pay contribution towards Landlord's cost of £500.

Rating Assessment

To be reassessed upon occupation.

Service Charge

A service charge is payable for the upkeep and maintenance of the common areas. Further details are available from the agents upon request.

Energy Performance Certificate

EPC rating - E. Certificate available upon

Viewing

Via the joint agents as follows:

Michael Johnson and Co.

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